

19

MEMORANDUM

December 17, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2070
Modular Building Components, Inc.
330 Bowdoin Street, Dorchester

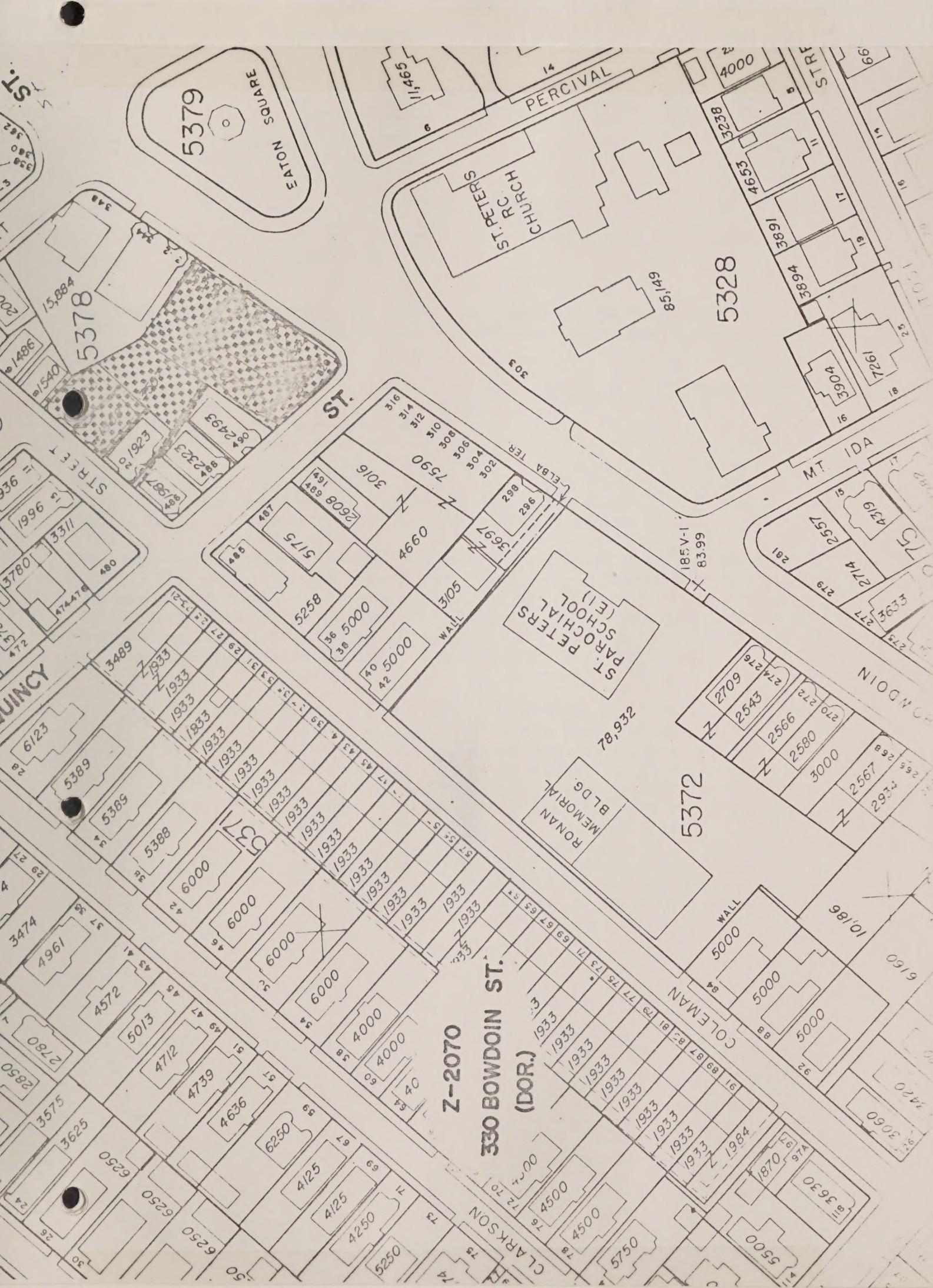
Petitioner seeks twelve variances to erect a six story 96 unit apartment building for the elderly in a residential (R-.8) and a local business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Parking not allowed within five feet of side lot line.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	159 sf/du
Section 15-1. Floor area ratio is excessive.	0.5	2.4
Section 16-1. Height of building is excessive.	2½ stories 35 feet	6 stories 65 feet
Section 17-1. Open space is insufficient.	800 sf/du	93 sf/du
Section 18-1. Front yard is insufficient (Bowdoin Street).	20 feet	4 feet
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is insufficient (Coleman Street)	20 feet	7 feet
Section 19-1. Side yard is insufficient.	20 feet	2 feet
Section 19-6. Side yard is insufficient.	20 feet	1 foot
Section 20-1. Rear yard is insufficient.	20 feet	9 feet
Section 23-1. Off street parking is insufficient.	20 spaces	18 spaces

The property, located on Bowdoin Street at the intersection of Quincy Street, contains 20,111 square feet of land. The location is appropriate for elderly housing, however, the proposed density of 96 units on 20,111 square feet of land (approximately 200 units per acre) is excessive for the site. The proposed development does not harmonize with the surrounding residential two and three family neighborhood. The proposed modular construction technique should be subject to design review. The staff recommends that the proposed density be substantially reduced to approximately 40-50 units (90-100 units per acre). Recommend approval with provisos.

Petition No. Z-2070

VOTED: That in connection with Petition No. Z-2070, brought by Modular Building Components, Inc., 330 Bowdoin Street, Dorchester, for twelve variances to erect a six story 96 unit apartment dwelling for the elderly in a residential (R-.8) district and a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: 1) That the proposed 96 unit density be reduced approximately 40-50 units; 2) That the proposed development be submitted to the Authority for design review. While the location is appropriate for elderly housing, the proposed density of 96 units on 20,111 square feet of land (approximately 200 units per acre) is too excessive for the site.



Petition No. Z-2071
John R. Boulger
15 Pinedale Road, Roslindale

Petitioner seeks a forbidden use permit and four variances to erect a four family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A four family dwelling is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	6261 sf
Section 14-3. Lot width is insufficient.	200 feet	50 feet
Section 14-4. Street frontage is insufficient.	200 feet	50 feet
Section 23-1. Off street parking is insufficient. 4 spaces		0

The property, located on Pinedale Road near the intersection of Canterbury Street, contains 6261 square feet of vacant land. The proposed four family will conflict with prevailing single family character of the neighborhood. Pinedale Road is a short, narrow dead end street. No off street parking is being provided for this four family. The staff would be amenable to a two family dwelling with sufficient off street parking accommodations. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2071, brought by John R. Boulger, 15 Pinedale Road, Roslindale, for a forbidden use permit and four variances to erect a four family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed four family will conflict with the prevailing single family character of the neighborhood. The off street parking deficiency would seriously affect pedestrian and vehicular traffic on this short, narrow, dead end street. The Authority would be amenable to a two family dwelling with sufficient off street parking accommodations.

250,000

CANTERBURY

5442

Z-2071⁴
15 PINEDALE RD.
⁰⁰⁰
(ROS.)



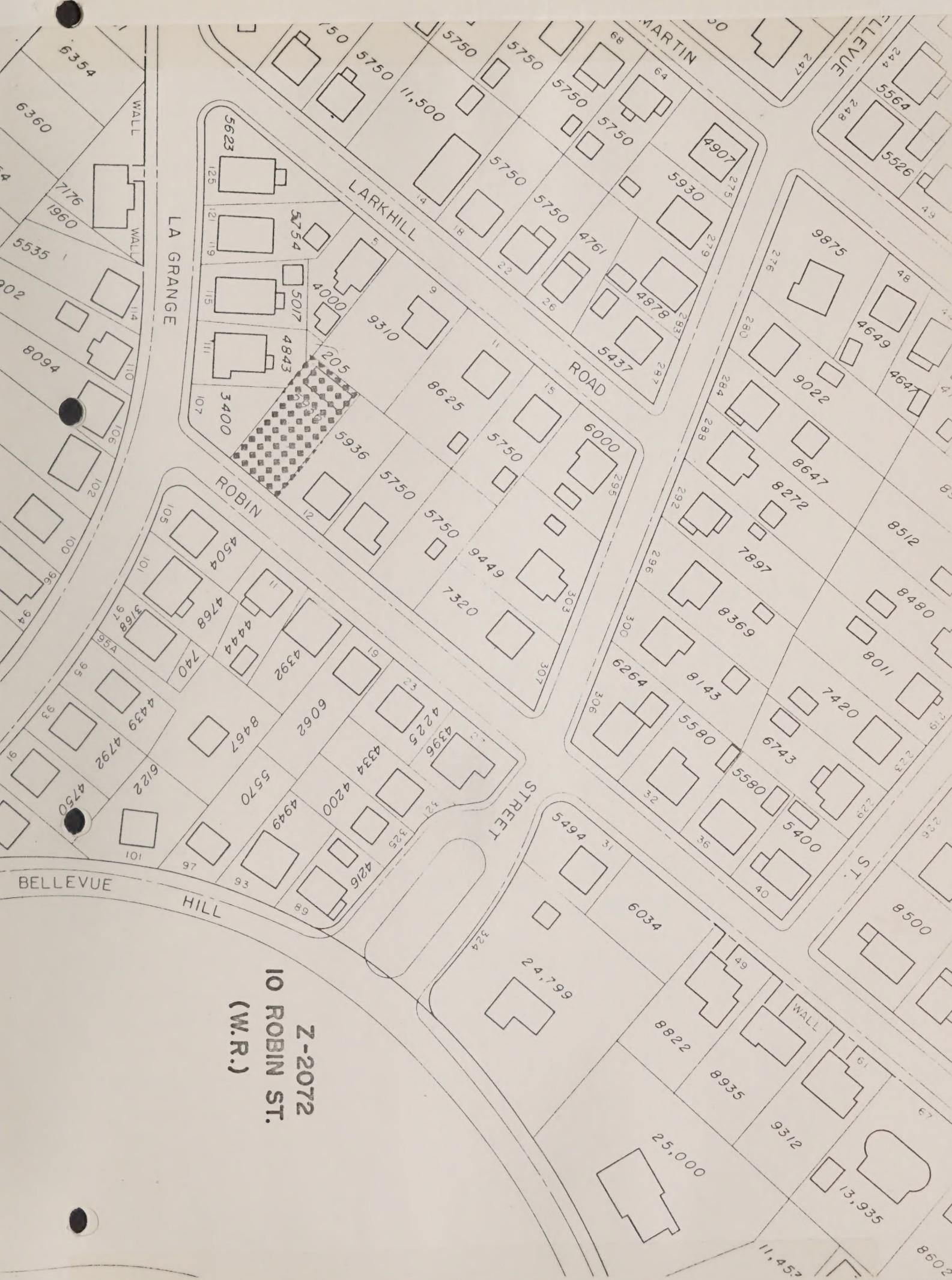
Petition No. Z-2072
James F. Mahoney, Jr.
10 Robin Street, West Roxbury

Petitioner seeks a forbidden use permit and six variances to erect a two family dwelling in a single family (S-.3) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A two family dwelling is forbidden in an S-.3 district.		
Section 14-1.	Lot area is insufficient.	9000 sf.	6596 sf.
Section 14-2.	Lot area for additional dwelling unit is insufficient.	6000 sf.	0
Section 14-3.	Lot width is insufficient.	70 feet	64 feet
Section 14-4.	Street frontage is insufficient.	70 feet	64 feet
Section 19-1.	Side yard is insufficient	15 feet	10 feet
Section 23-1.	Off street parking is insufficient	2 spaces	0

The property, located on Robin Street at the intersection of La Grange Street, contains 6,596 square feet of vacant land. The neighborhood is a predominantly single family one. The multiple violations indicate the proposed density is both excessive and inappropriate in this area. The proposed site plan does not provide for off street parking. Recommend denial.

VOTED: That in connection with Petition No. Z-2072, brought by James F. Mahoney, Jr., 10 Robin Street, West Roxbury, for a forbidden use permit and six variances to erect a two family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends denial. The neighborhood is a predominantly single family one. The multiple violations indicate the proposed density is both excessive and inappropriate for this area. The proposed site plan lacks provisions for off street parking.



Petitions Nos. Z-2073-2077
 Fordham Apartments, Inc.
 218-230 South Street, Jamaica Plain

Petitioner seeks five forbidden use permits and 20 variances for a change of occupancy from 56 apartments to 82 apartments in a residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
	<u>218 South Street (8 apts to 12 apts)</u>		
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.8 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	362 sf/du
Section 15-1.	Floor area ratio is excessive.	0.8	2
Section 17-1.	Usable open space is insufficient	800 sf/du	213 sf/du
Section 23-1.	Off Street parking not provided.	4 spaces	0
	<u>220-222 South Street (16 apts to 24 apts)</u>		
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.8 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	362 sf/du
Section 15-1.	Floor area ratio is excessive	0.8	2
Section 17-1.	Usable open space is insufficient.	800 sf/du	213 sf/du
Section 23-1.	Off street parking not provided.	7 spaces	0
	<u>224 South Street (8 apts to 10 apts)</u>		
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.8 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	362 sf/du
Section 15-1.	Floor area ratio is excessive.	0.8	2

		<u>Req'd</u>	<u>Proposed</u>
Section 17-1.	Usable open space is insufficient.	800 sf/du	213 sf/du
Section 23-1.	Off street parking is not provided.	2 spaces	0

226-228 South Street (16 apts to 24 apts)

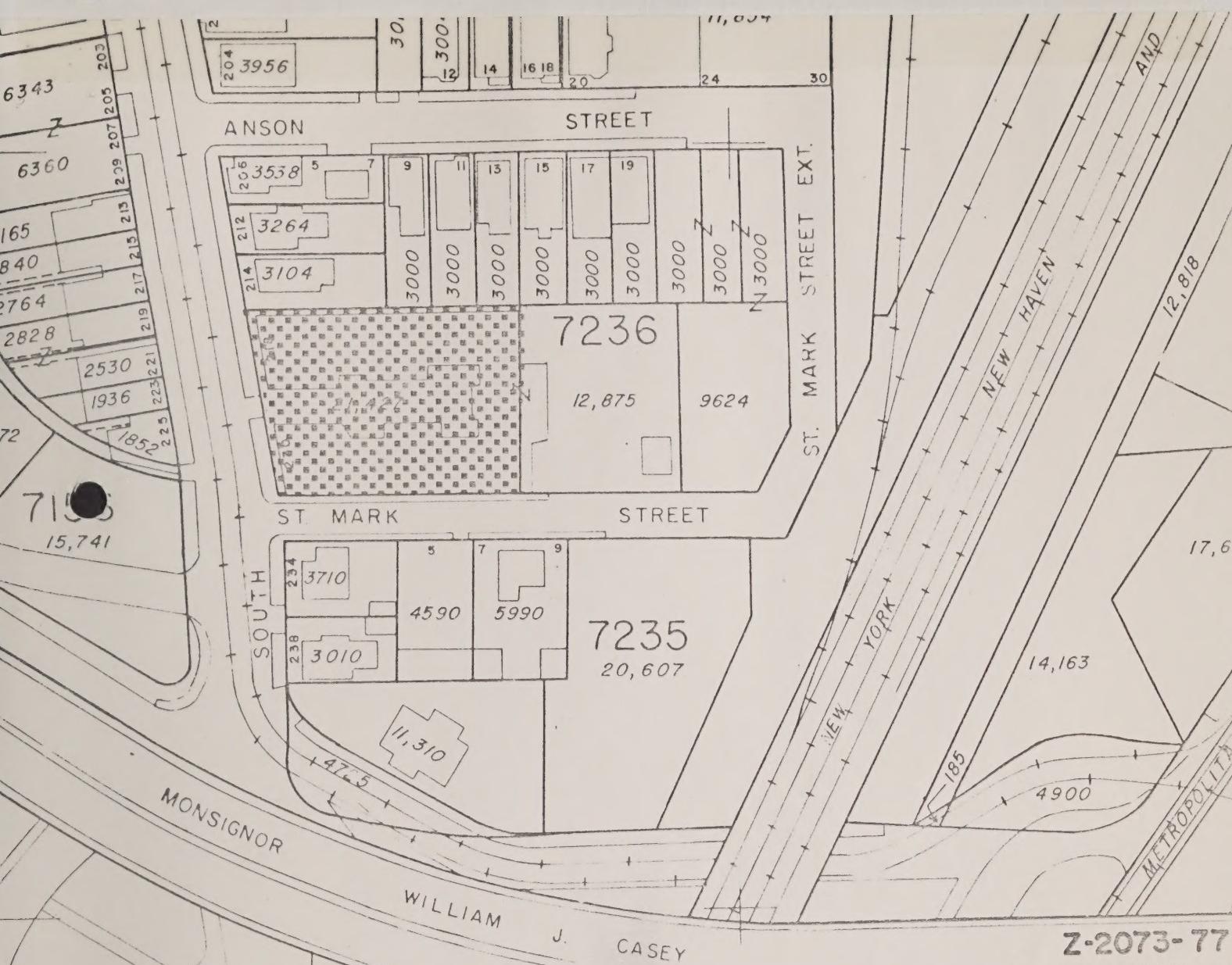
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.8 district.	1500 sf/du	362 sf/du
Section 14-2.	Lot area for additional dwelling unit is insufficient.	0.8	2
Section 15-1.	Floor area ratio is excessive.	800 sf/du	213 sf/du
Section 17-1.	Usable open space is insufficient.	7 spaces	0
Section 23-1.	Off street parking is not provided.		

230 South Street (8 apts to 12 apts)

Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.8 district.	1500 sf/du	362 sf/du
Section 14-2.	Lot area for additional dwelling unit is insufficient.	0.8	2
Section 15-1.	Floor area ratio is excessive.	800 sf/du	213 sf/du
Section 17-1.	Usable open space is insufficient.	4 spaces	0
Section 23-1.	Off street parking is not provided.		

The property, located on South Street at the intersection of St. Mark Street, contains five multi-family (four stores and basement) apartment dwellings. The nature of the surrounding neighborhood is residential three family. The petitioner proposes to create 26 additional basement apartment units. These proposed basement units would be seriously deficient in the provisions of adequate light and air. The total lack of off street parking facilities would only intensify the existing vehicular congestion on South Street caused by the existing apartments. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2073-2077, brought by Fordham Apartments, Inc., 218-230 South Street, Jamaica Plain, for five forbidden use permits and 20 variances for a change of occupancy from 56 apartments to 82 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The nature of the surrounding neighborhood is residential three family. The proposed basement units would be seriously deficient in the provisions of adequate light and air. The total lack of off street parking facilities would only intensify the existing vehicular congestion on South Street caused by the existing apartments.



Z-2073-77

218-230 SOUTH S.
(J.P.)

